

POPULATION ESTIMATES 2015

City of Charleston

Department of Planning, Preservation & Sustainability, January 2015

2015 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2015 when permitted housing units are occupied)

| Area of City | 2010 Census (04/01/00) | 2010-2014 Persons Annexed | 2010-2014 New Housing (Persons) | 2010-2014 Housing Loss (Persons) | TOTAL 2015 ESTIMATE |
|--------------------|---------------------------|------------------------------|------------------------------------|-------------------------------------|------------------------|
| Peninsula | 34,636 | 0 | 1,368 | 122 | 35,882 |
| West Ashley | 54,239 | 235 | 5,453 | 38 | 59,889 |
| James Island | 17,847 | 563 | 1,842 | 5 | 20,247 |
| Johns Island | 5,266 | 8 | 1,849 | 7 | 7,116 |
| Daniel Is./Cainhoy | 8,095 | 3 | 2,347 | 0 | 10,445 |
| TOTALS | 120,083 | 809 | 12,859 | 172 | 133,579 |

This estimate uses the 2010 Census population as a base plus the number of persons annexed, plus persons gained by new residential construction, minus persons lost by residential demolition. Persons gained by new residential construction is calculated using 98% of the number of single family (S/F) housing units plus 98% of the multi-family (M/F) housing units permitted in the listed calendar years (minus the vacancy rate of 12.1%) multiplied by 2.18 (City of Charleston persons per household from the 2010 Census). Persons lost by residential demolition are calculated by number of housing demolition permits in the listed calendar year multiplied by the vacancy rate and persons per household. Note: a 0.75 multiplier was applied to the number of residential units for year 2010 to reflect only those units permitted after the Census cut-off date of April 1, 2010.

BUILDING PERMIT TALLIES

SINGLE FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

| YEAR | Peninsula | West Ashley | James Island | Johns Island | Daniel Is./Cainhoy | TOTAL |
|---------------|------------|--------------|--------------|--------------|-----------------------|--------------|
| 2005 | 122 | 332 | 69 | 313 | 348 | 1,184 |
| 2006 | 74 | 384 | 62 | 184 | 146 | 850 |
| 2007 | 45 | 376 | 32 | 281 | 117 | 851 |
| 2008 | 16 | 221 | 33 | 72 | 91 | 433 |
| 2009 | 15 | 166 | 12 | 104 | 84 | 381 |
| 2010 | 29 | 234 | 18 | 70 | 67 | 418 |
| 2011 | 18 | 236 | 33 | 139 | 114 | 418 |
| 2012 | 23 | 302 | 54 | 167 | 110 | 656 |
| 2013 | 51 | 372 | 69 | 190 | 168 | 850 |
| 2014 | 71 | 289 | 193 | 135 | 194 | 882 |
| TOTALS | 464 | 2,912 | 575 | 1,655 | 1,439 | 6,923 |

(Source: City of Charleston Building Permit Records)

MULTI-FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

| YEAR | Peninsula | West Ashley | James Island | Johns Island | Daniel Is./Cainhoy | TOTAL |
|---------------|------------|--------------|--------------|--------------|-----------------------|--------------|
| 2005 | 185 | 367 | 346 | 8 | 244 | 1,150 |
| 2006 | 61 | 228 | 28 | 0 | 129 | 446 |
| 2007 | 32 | 282 | 42 | 0 | 329 | 685 |
| 2008 | 90 | 554 | 0 | 0 | 6 | 650 |
| 2009 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2010 | 8 | 114 | 0 | 0 | 42 | 164 |
| 2011 | 6 | 0 | 0 | 0 | 314 | 320 |
| 2012 | 262 | 488 | 0 | 0 | 0 | 750 |
| 2013 | 78 | 372 | 0 | 0 | 269 | 719 |
| 2014 | 193 | 584 | 619 | 302 | 0 | 1,698 |
| TOTALS | 915 | 2,989 | 1,035 | 310 | 1,333 | 6,582 |

(Source: City of Charleston Building Permit Records)

DEMOLITION OF RESIDENTIAL UNITS BY YEAR AND AREA

| YEAR | Peninsula | West Ashley | James Island | Johns Island | Daniel Is./Cainhoy | TOTAL |
|---------------|------------|-------------|--------------|--------------|-----------------------|------------|
| 2005 | 32 | 2 | 5 | 0 | 0 | 39 |
| 2006 | 14 | 11 | 3 | 0 | 0 | 28 |
| 2007 | 15 | 3 | 0 | 0 | 0 | 18 |
| 2008 | 13 | 2 | 1 | 0 | 0 | 16 |
| 2009 | 17 | 5 | 0 | 1 | 0 | 23 |
| 2010 | 27 | 4 | 2 | 0 | 0 | 33 |
| 2011 | 13 | 9 | 0 | 0 | 0 | 22 |
| 2012 | 21 | 2 | 1 | 3 | 0 | 27 |
| 2013 | 4 | 4 | 0 | 0 | 0 | 8 |
| 2014 | 6 | 2 | 1 | 1 | 0 | 10 |
| TOTALS | 162 | 44 | 13 | 5 | 0 | 224 |

(Source: City of Charleston Building Permit Records)

PERSONS ANNEXED BY YEAR AND AREA

| YEAR | Peninsula | West Ashley | James Island | Johns Island | Daniel Is./Cainhoy | TOTAL |
|---------------|-----------|-------------|--------------|--------------|-----------------------|--------------|
| 2005 | 0 | 11 | 447 | 8 | 0 | 466 |
| 2006 | 0 | 348 | 154 | 0 | 10 | 512 |
| 2007 | 0 | 48 | 0 | 0 | 0 | 48 |
| 2008 | 0 | 33 | 0 | 6 | 0 | 39 |
| 2009 | 0 | 146 | 0 | 0 | 0 | 146 |
| 2010 | 0 | 85 | 0 | 0 | 3 | 88 |
| 2011 | 0 | 10 | 260 | 0 | 0 | 270 |
| 2012 | 0 | 22 | 298 | 0 | 0 | 320 |
| 2013 | 0 | 71 | 2 | 3 | 0 | 76 |
| 2014 | 0 | 47 | 3 | 5 | 0 | 55 |
| TOTALS | 0 | 821 | 1,164 | 22 | 13 | 2,020 |

(Source: City of Charleston Planning Division)